

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 38
AGENDA DATE: Thu 06/17/2004
PAGE: 1 of 1**

SUBJECT: C814-04-0061 - Ribelin Ranch PUD - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as R.M. 2222 Road (Bull Creek West and Bull Creek Watersheds) from interim-rural residence (I-RR) district zoning to planned unit development (PUD) district zoning, with conditions. First reading on June 10, 2004. Vote: 7-0. Conditions met as follows: Ordinance and restrictive covenant incorporates the conditions imposed or accepted by Council on first ordinance reading. Applicant: Ribelin Ranch Partners, Ltd. (Frank Ribelin), Charles & Martha Ribelin, Tom & Lucia Francis. Agent: Thrower Design (Ron Thrower). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C814-04-0061

Z.A.P. DATE: June 1, 2004
June 7, 2004

ADDRESS: R.M. 2222 Road

OWNER/APPLICANT: Ribelin Ranch Partners, Ltd. (Frank Ribelin), Charles & Martha Ribelin,
Tom & Lucia Francis

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: I-RR (upon annexation) **TO:** PUD **AREA:** 428.069 acres

The applicant will prohibit the following uses in the PUD:

- Automotive Sales
- Automotive Repair Services
- Service Station (with retail sales of liquefied fuels)
- Exterminating Services
- Pawn Shops

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to approve the proposed Ribelin Ranch Planned Unit Development (PUD) with the following conditions:

1. The development of the site will be subject to the attached Land Use Plan, Exhibit "A".
2. The applicant shall place a note or table on the Land Use Plan showing the maximum intensity/density of the proposed uses for the PUD in accordance with the determinations made through the Traffic Impact Analysis (TIA) for this site.
3. The PUD will be subject to GO-MU (General Office-Mixed Use District) development standards for Tract 1A and GR-MU (Community Commercial-Mixed Use District) development standards for Tract 1B. The development of Single-Family Residential uses on Tracts 1A or 1B, shall comply with SF-3 (Family Residence District) development standards.
4. The applicant will adopt Grown Green and IPM standards as part of the PUD zoning case.
5. The staff recommends the requested alterations (modifications, variances, and waivers) to the Land Development Code requirements for the items 3, 4, 5, 6, 15 (portion concerning Sec. 25-2-423), 17, 25, 26, 28, and 31.
6. The staff recommends the following alterations (modifications, variances, and waivers) to the Land Development Code requirements listed in Exhibit "B", with conditions:
 - a) Item # 7 - "Administrative approval of cut and fill up to eight feet is granted."

Staff conditions: Eight feet cut and fill is permitted for construction of detention and

water quality facilities. Except as otherwise provided, the Director of Watershed Protection and Development Review (WPDR) may approve an administrative variance for cut and fill between 4 feet and (up to) eight feet.

- b) Item # 9 – “Preliminary plans and final plats may occur in one or more phases or sections. A variance from Sec. 25-4-33 to permit preliminary and final plats which do not include entirety of the original tract to be submitted and approved.”

Staff conditions: At the time of subdivision, the applicant shall provide a 30-foot permanent access easement to Tracts 2A, 2B, and 2C, unless alternate access is provided.

- c) Item # 18 – “Pursuant to Sect. 25-2-1105, a waiver to Sec. 25-2-1023(A) to allow a vegetative buffer of seventy five feet along R.M. 2222.”

Staff conditions: The staff recommends this waiver request to allow a vegetative buffer of 75 feet rather than 100 feet along R.M. 2222, with the condition that the applicant restore the 75 foot vegetative buffer to High Intensity standards.

- d) Item # 19 – “Pursuant to Sec. 25-2-1105, a waiver to Sec. 25-2-1025(a) to allow a natural area of twenty percent, excluding dedicated right-of-way, of the area of the PUD within 1,000 feet of the existing right-of-way of R.M. 2222”

Staff conditions: The staff recommends the provision to allow a 20% natural area rather than 40% for the area within the 1,000 foot Hill Country Roadway Corridor. This is recommended because the overall PUD site provides a natural area (including Preserve Areas) in excess of 40%.

The Hill Country Roadway Corridor landscaping to be required in all commercial areas within the PUD, and single family home buyers must be furnished with a homeowners education packet that includes an Integrated Pest Management plan and a Grow Green booklet.

- e) Item # 27 – “Modify Sec. 25-8-123(2)(a) so that tree surveys will be for protected trees and larger.”

Staff conditions: The applicant is required to conduct standard tree surveys for Ash Juniper (Cedar) trees with a single stem of 8 inches or greater.

- f) Item # 30 – “A variance from Sec. 25-7-32(C) requiring delineation of the flood plan and floodway is granted.”

Staff conditions: The staff requires the applicant to comply with this section of the LDC. However, the staff will allow the floodplain delineation requirement to be deferred to the subdivision process.

- g) Item # 33 – “The posting of any fiscal relating to roadway improvements shall be deferred so as to be a requirement for site plan release.”

Staff conditions: The applicant has modified this request to apply to only off-site roadway improvements. The staff agrees with the applicant’s request for this item

with the condition that this will only apply to off-site roadway improvements. **However, the Law Department has stated that they would like to review the applicant's revision to this request before they agree to the conditions.**

- h) Item # 34 – "Service Extension Requests 2337 and 2338 shall be effective for ten years."

Note: The staff recommends this request, however this request is not part of the PUD application and cannot be addressed through the PUD ordinance for this case. The Water and Wastewater department is processing a Service Extension Request (SER) for this property that will be considered by the Water and Wastewater Commission on June 2, 2004 and the City Council on June 24, 2004. SER issues will be addressed in a separate ordinance.

7. The staff recommends denial of the following alteration (modification, variance, and waiver) to the Land Development Code requirements listed in Exhibit "B":

- a) Item # 35 – "The filing fees for the PUD zoning application shall be refunded."

Basis for Denial: The applicant has stated that the filing fees for this application should be refunded in the manner consistent with the Robinson Ranch PUD case. The staff notes that the Robinson Ranch PUD was a city initiated case and did not require filing fees. Therefore the applicant's argument for this request is not justified. The Law Department has said that this request cannot be accommodated through a PUD ordinance.

8. The applicant shall comply with the conditions listed in the Environmental Memorandum from Sylvia Pope, dated May 26, 2004 (Exhibit "C").
9. The applicant shall comply with Environmental Board recommendations as stated in the Environmental Board Motion, dated May 19, 2004, Exhibit "D".
10. The development of the PUD site will be subject to the attached TIA memorandum from Watershed Protection and Development Review (WPDR) Department dated May 19, 2004, (Exhibit "E"). The TIA memo limit the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA [John Hickman-April 23, 2004].
11. The applicant shall meet Parkland Dedication Ordinance requirements by paying parkland fees.
12. The landowner must obtain City approval of a Service Extension Request (SER) for this site before 3rd reading of the zoning case at City Council.
13. The applicant will comply with Water Quality issues at preliminary/final plat stage.
14. The applicant will comply with all drainage issues at preliminary/final plat stage.

SUPPLEMENTAL DEVELOPMENT REGULATIONS:

The applicants originally proposed 35 alterations (modifications, variances, or waivers) to the Land Development Code requirements. These modifications are listed in the, "Requested Alterations to the

Land Development Code Ribelin Ranch,” which is provided as Exhibit “B” to this report. After numerous discussions with the staff, the applicant requested to remove items 1, 2, 8, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 24, 29, 32, and 34 from this list. Therefore, at this time the applicant is now requesting 23 alterations (modifications, variances, or waivers) to the Land Development Code requirements.

The staff recommends the requested modifications for the items 3, 4, 5, 6, 15 (portion concerning Sec. 25-2-423), 17, 25, 26, 28, and 31. The staff recommends the following modification items with conditions:

- a) Item # 7 - “Administrative approval of cut and fill up to eight feet is granted.”

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ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/1/04: Motion made to continue to 6/07/04 (ZAP); Special called meeting; at 5:30 p.m. (8-0); M. Whaley-1st, J. Martinez-2nd.

6/7/04: Pending action.

ISSUES:

The applicant provided the staff with an updated version of the “Requested Alterations to the Land Development Code Ribelin Ranch,” list on Friday, June 4, 2004 (“Exhibit G” to this report). The staff did not have an opportunity to revise the zoning case report based on this reduced list of variances from the applicant. Therefore, the staff’s report is based on the requested alteration list from the applicant dated June 3, 2004, current “Exhibit B”.

DEPARTMENT COMMENTS:

The property in question consists of approximately 428 acres of undeveloped land. The applicant’s are currently in negotiations for Travis County to purchase the 319.71 acres of land to the north of this site for the Balcones Canyonland Preserve. The applicant has stated that the sale of the B.C.C.P. land to the County is contingent on the City establishing land use/zoning on the property directly to the south (428.069 acres within this PUD application). Therefore, the applicant’s are pursuing PUD zoning for this site because they would like address development parameters, environmental issues, and traffic concerns for the property at this time. They want to create an over all list of uses for the PUD and then allow them to be located in specific sections of the PUD within the developable area. The applicant’s want to be flexible with the location of uses within the PUD site because they do not have developers involved with the project at this time.

A proposed timeline for issues concerning Ribelin Ranch property has been included at Exhibit "F".

HISTORY:

The Ribelin Ranch tract is 740 acres of total land area. The property has been in the Ribelin family since 1951. The applicant's representatives met with the Fish and Wildlife Department in December of 1997 and the Federal Government considered buying this site in 1998. However, the purchase of the land failed when the request reached Washington, D.C. In the fall of 1998, the applicant worked with the Fish and Wildlife Department to obtain a 10-A permit (for the Preserve Area- Tracts 1A and 1B). This process went on for three years and the permit was granted in 2001.

The site has approximately 240 acres of developable area. The power lines (Electric and Utility Easements) running through the center of the property would be the development barrier line. The property to the north of these lines would be uses for a preserve. Travis County presented the applicant an offer to buy the northern part of the property (B.C.C.P area-319.71 acres) in December 2003.

The agents have been in discussions with Ben Luckens, with the Transportation Planning & Sustainability Department, for the past three years about the annexation process. The agents have met with neighborhood groups concerning the idea of SMART (compact/concentrated) development of the site. From these meeting, the agents sensed that the staff would like to encourage a mixed-use development on the property.

Travis County hired the Holford Group to conduct a land use appraisal of the property. The applicant is requesting to use a scaled back version of that proposed land use plan for the PUD site. The applicant wants to have a mix of about 50,000 sq. ft. of commercial, 1,000,000 sq. ft. of office, the same amount (as the land use appraisal) of multi-family development (units) and single-family development (units). The applicant would also like to encourage the development of a Park & Ride use on the property. Therefore, they will need an additional street constructed on the site for circulation. There are small slopes on the site and a few identified CEFs. The property has the headwaters of Bull Creek and West Bull Creek running through and adjacent to it.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	County (Not zoned)	Undeveloped
<i>North</i>	I-RR, County	Undeveloped
<i>South</i>	R&D, R&D-PDA, LO	Industrial Park (3M), Undeveloped Tract, Vacant Property (Old Tumbleweed Restaurant Site)
<i>East</i>	County, DR	Future Balcones Canyon land Preserve Area, Undeveloped
<i>West</i>	P-CO, PUD, R&D	Undeveloped (Future site of City of Austin Water Treatment Plant #4), Undeveloped (Four Points Centre PUD), Industrial Park (3M)

AREA STUDY: N/A

TIA: Yes

WATERSHED: Bull Creek, West Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

- 190 - Middle Bull Creek Neighborhood Association
- 426 - River Place Residential Community Association, Inc.
- 434 - Lake Austin Business Owners
- 448 - Canyon Creek Homeowners Association
- 475 - Bull Creek Foundation
- 965 - Old Spicewood Springs Road Neighborhood Association
- 978 - Upper Bull Creek Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0010	I-RR to LO-MU-CO	2/17/04: Approved staff's recommendation of LO-MU-CO zoning (8-1, J. Martinez-Nay)	3/25/04: Granted LO-MU-CO – Limited to right-in and right-out to FM-2222, and limit vehicle trips per day to 1000 (7-0); 1 st reading 5/6/04: Approved (7-0)
C814-95-0002.04	PUD to PUD	2/4/03: Approved staff's recommendation of PUD zoning by consent (7-0, K. Jackson, J. Martinez-absent)	3/6/03: Granted PUD zoning on 1 st reading (6-0, Dunkerley-absent)
C14-01-0058	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-MU-CO w/ conditions & RR (6-0) 7/19/02: Expired-No 3 rd reading (Administrative)
C14-01-0057	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-CO w/ conditions (6-0); all 3 readings
C14-01-0056	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-CO w/ conditions (6-0); all 3 readings
C14-99-2075	RR to GO	11/16/99: Approved GO, limited to 'LO' development regs. and 1,500 trips per day (8-0)	1/27/00: Approved PC rec. of GO-CO (5-0); 1 st reading 3/23/00: Approved GO-CO w/ restrictions: 1)

			Office size limited to 150,000, 2) Limited traffic to 1,850 TPD, 3) Limited any single tenant lease space to 75,000 sq ft (6-0, DS-out of room); 2 nd reading 6/1/00: Approved 3 rd reading (7-0)
C14-98-0236	I-RR to LI	4/6/99: Approved LI w/ conditions (8-0)	5/6/99: Approved PC rec. of LI-CO w/ conditions and provision to rollback to GR if current use ceases for more than 90 days (6-0); 1 st reading 7/1/99: Approved LI-CO w/ conditions: 1) Allow all restaurant uses, 2) Rollback to 'GR' if use ceases for more than 180 days (subj. to discussion taken at 3 rd reading) (6-0); 2 nd reading 7/15/99: Approved LI-CO w/ conditions (4-2, Griffith/ Slusher-Nay); 3 rd reading
C14-98-0225	I-RR to GR	2/2/99: Send case to CC without recommendation	3/4/99: Approved GR-MU-CO w/ conditions (6-1, DS-Nay) 7/1/99: Approved GR-MU-CO w/ conditions (5-1, DS-No); 2 nd reading 7/22/99: Approved GR-MU-Co w/ conditions (6-1, Slusher-No)
C14-98-0214	SF-2, DR to CS	3/2/99: Approved GR (comply with HCS), CS only for storage (6-2, BB/SA-Nay)	4/15/99: Approved GR-CO for entire site w/ LR uses and Automotive Sales and Automotive Repair as only GR uses & other conditions (6-0); 3 rd reading

C14-98-0027	I-SF-2 to GR	4/14/98: Approved GR-CO w/ conditions (6-2)	6/11/98: Approved PC rec. of GR-CO w/ conditions: deleted ROW dedication sue to waiver by TXDOT (6-0); 1 st reading 7/9/98: Approved GR-CO w/ conditions (7-0); 2 nd / 3 rd readings
C814-95-0002	PUD to PUD	12/12/95: Approved PUD revision w/ conditions (5-3)	12/14/95: Approved PUD subject to list of conditions (4-0); 1 st reading; (Public hearing closed but speakers will be allowed to speak at 2 nd /3 rd readings) 6/13/96: Approved PUD subject to conditions

RELATED CASES: C7L-04-002 (Annexation Case)

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
RM 2222	100'	48'	Major Arterial	28,000
McNeil Drive	120'	2@24'	Collector	n.a.

CITY COUNCIL DATE: June 10, 2004

ACTION:

ORDINANCE READINGS: 1st

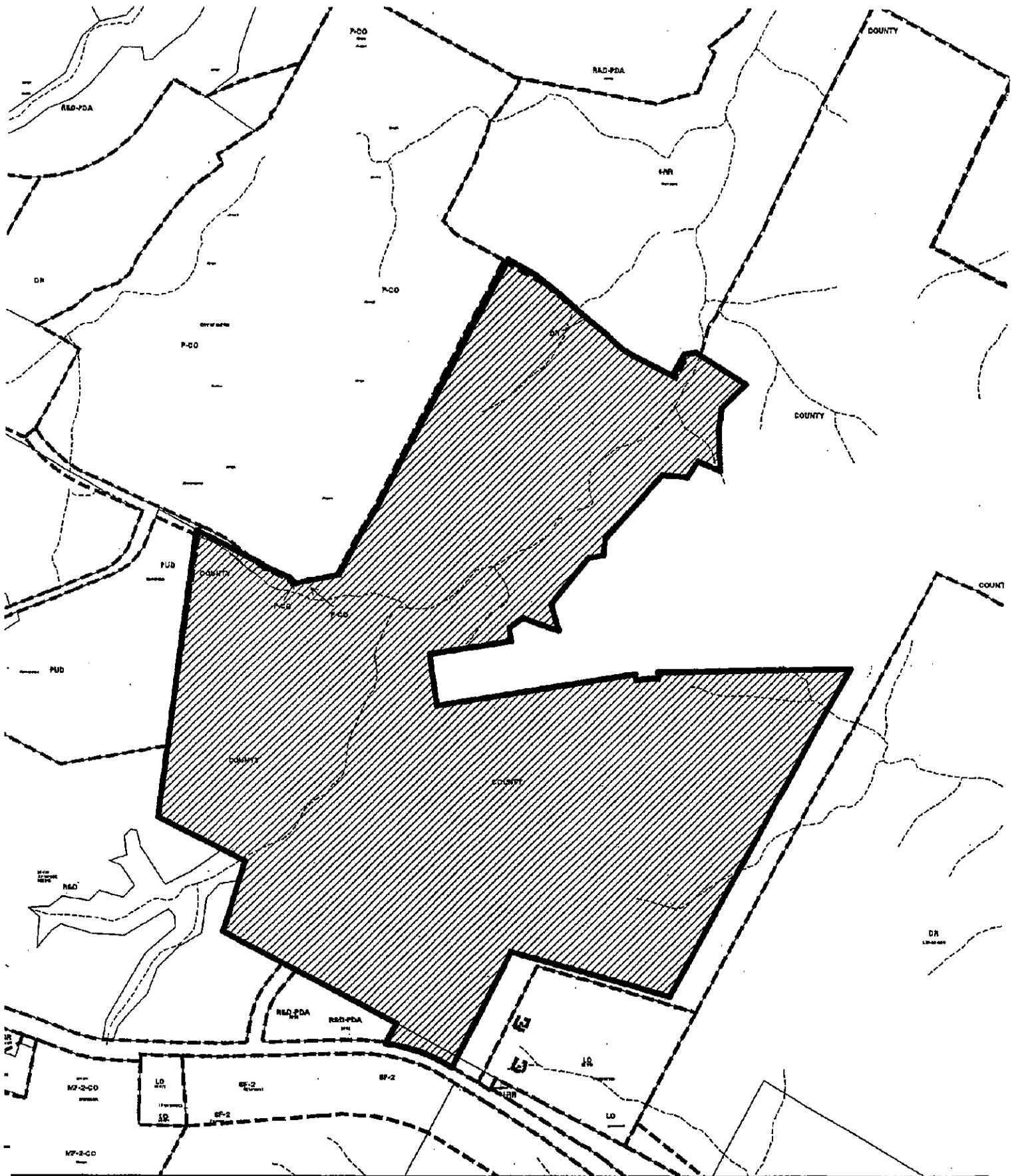
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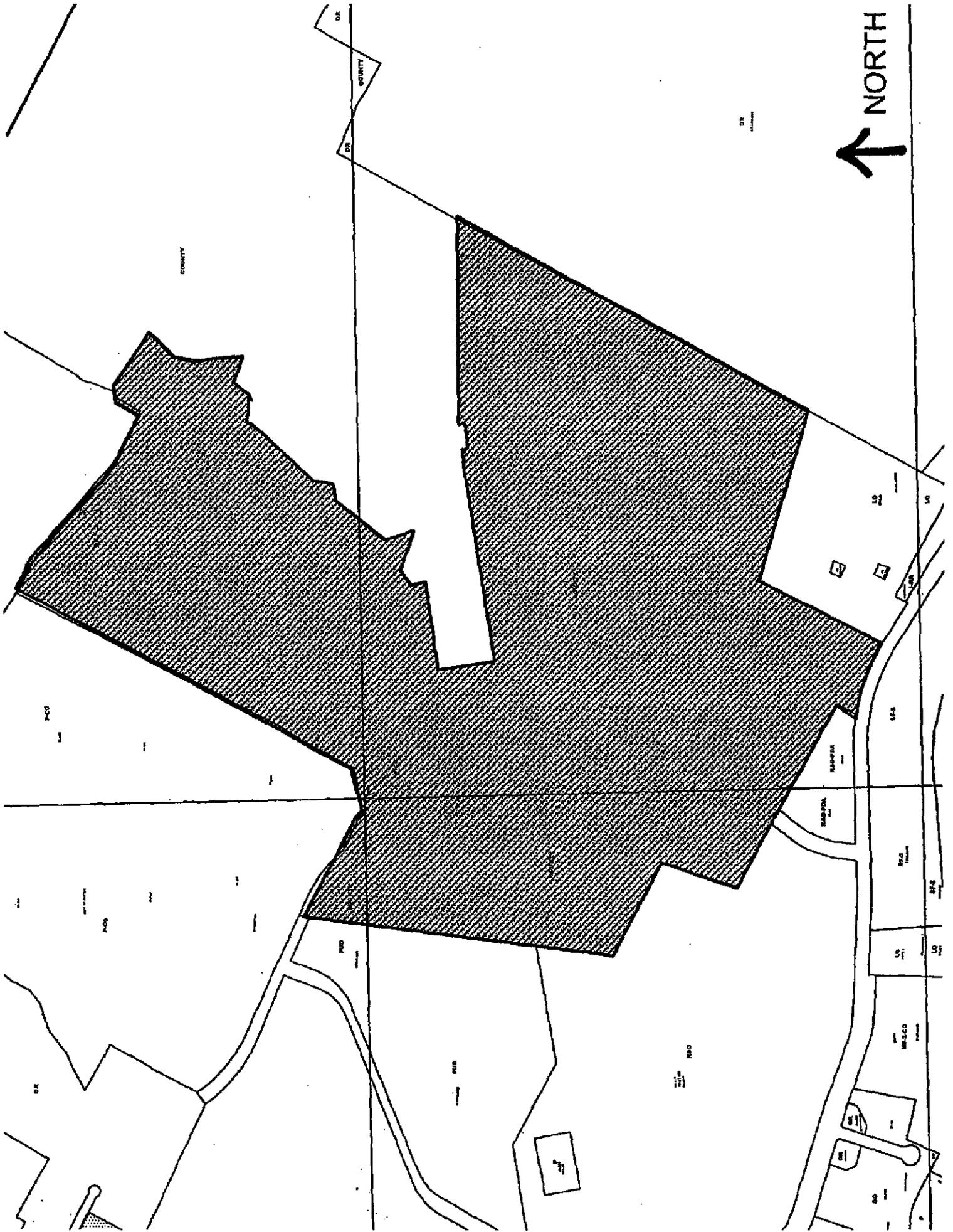
ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

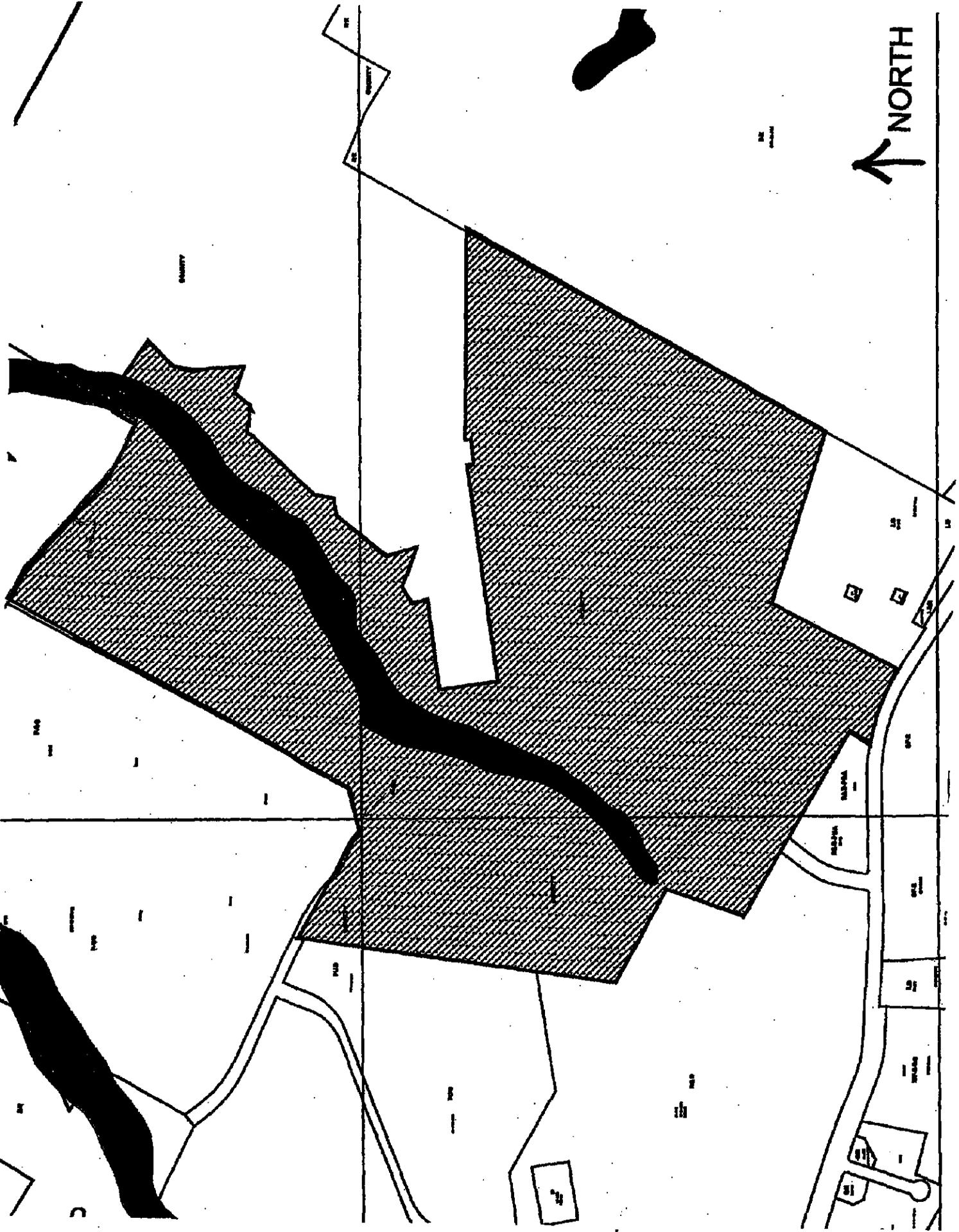
PHONE: 974-3057
sherri.gager@ci.austin.tx.us

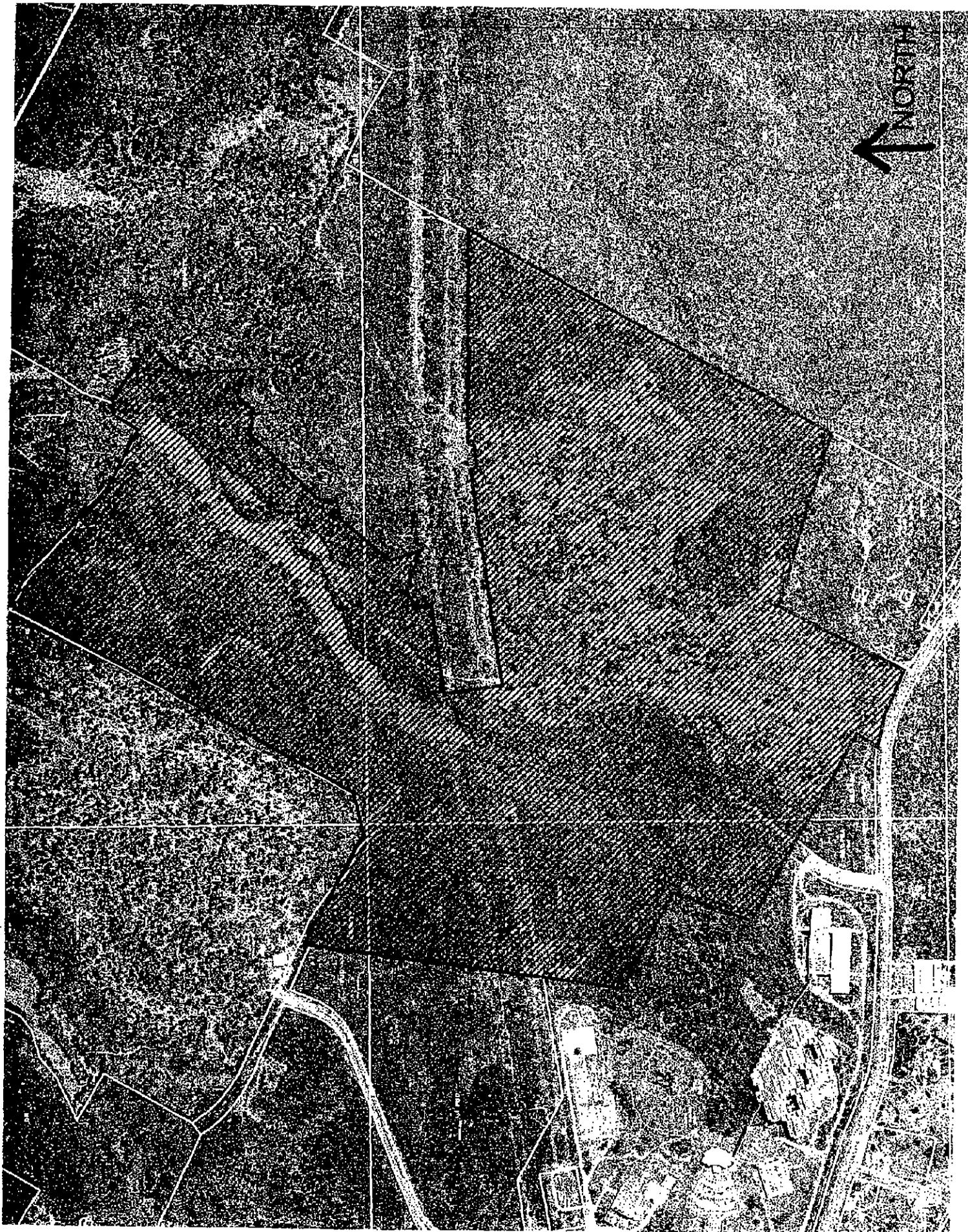


 1" = 1000'	SUBJECT TRACT 	PLANNED UNIT DEVELOPMENT		CITY GRID REFERENCE NUMBER 'D33,34 E33,3' 4	
	PENDING CASE 	CASE #: C814-04-0061			
	ZONING BOUNDARY 	ADDRESS: FM 2222 RIBELIN RANCH			DATE: 04-04
	CASE MGR: S.GAGER	SUBJECT AREA (acres): 428.069			INTLS: TRC



↑ NORTH





STAFF RECOMMENDATION

The staff's alternate recommendation is to approve the proposed Ribelin Ranch Planned Unit Development (PUD) with the following conditions:

1. The development of the site will be subject to the attached Land Use Plan, Exhibit "A".
2. The applicant shall place a note or table on the Land Use Plan showing the maximum intensity/density of the proposed uses for the PUD in accordance with the determinations made through the Traffic Impact Analysis (TIA) for this site.
3. The PUD will be subject to GO-MU (General Office-Mixed Use District) development standards for Tract 1A and GR-MU (Community Commercial-Mixed Use District) development standards for Tract 1B. The development of Single-Family Residential uses on Tracts 1A or 1B, shall comply with SF-3 (Family Residence District) development standards.
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7. The staff recommends denial of the following alteration (modification, variance, and waiver) to the Land Development Code requirements listed in Exhibit "B":

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Basis for Denial: The applicant has stated that the filing fees for this application should be refunded in the manner consistent with the Robinson Ranch PUD case. The staff notes that the Robinson Ranch PUD was a city initiated case and did not require filing fees. Therefore

the applicant's argument for this request is not justified. The Law Department has said that this request cannot be accommodated through a PUD ordinance.

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13. The applicant will comply with Water Quality issues at preliminary/final plat stage.
14. The applicant will comply with all drainage issues at preliminary/final plat stage.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The Ribelin Ranch PUD is large in scale, consisting of approximately 428 acres of land. The PUD is under unified control and is planned as a single contiguous project. The applicant is requesting commercial-mixed use (GR-MU) and office-mixed use (GO-MU) development for the property within the PUD to allow for a transition in the intensity of uses as they progress to the north toward the Balcones Canyon Land Preserve area. The applicant has also stipulated that only GO-MU uses will be allowed to be located in proximity to the Preserve Land areas along the eastern and western portions of the site.

The proposed uses for the Ribelin Ranch PUD will also allow for a transition in the intensity of uses along R.M. 2222. The GR-MU and GO-MU uses will create a transition from the R&D, R&D-PDA and PUD zoning (3M industrial park, future Austin Water Treatment Plant #4) to the west and the LO, LR (pads), and DR zoning to the east along R.M. 2222.

2. *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development with in the PUD.*

The Ribelin Ranch PUD will contain 60% open space. This open space will consist of preserve areas that will be linked with other preserve and conservation land areas that abut the property. Out of the proposed 428 acres of land area in the PUD, only 180 acres of the site will be developable. The applicant has provided approximately 247 acres of preserve area, which consists of Tracts 2A (including the C.W.Q.Z and W.Q.T.Z), 2B, and 2C.

There are numerous critical environmental features on the site including wetlands, caves, ephemeral springs, and canyon rimrock. The applicant has worked with the environmental staff to address and provide additional setbacks from these features.

The applicant would like to allow for a Transportation Terminal site in the proposed GR-MU area adjacent to R.M. 2222. The applicant is requesting this use as a way to mitigate traffic on R.M. 2222 and will also provide an additional Collector Street on the site the allow for circulation onto the arterial roadway.

3. *The minimum size generally considered appropriate for a PUD is ten acres. Absent unique or special topographic constraints or other exceptional circumstances affecting the property, creation of a PUD is not justified for development of tracts of less than ten acres since conventional zoning and subdivision regulations should be adequate for reasonable development.*

The proposed PUD application consists of 428 acres and adequately meets the minimum appropriate size requirements for a PUD development. The site contains topographical constraints to the west as there is a 100-year floodplain (Bull Creek, West Bull Creek) traversing the property. These Minor and Intermediate Waterways separate the developable and larger preserve land areas on the site.

4. *The PUD land use plan establishes minimum and maximum development standards required by the PUD ordinance. These standards include residential density limitations; maximum floor-to-area ratios for non-residential development; maximum building height; lot size and width; and setbacks.*

The applicant will provide density limitations for the proposed uses within the PUD. The applicant has established development standards for residential uses, office uses, commercial uses, and civic uses on the Land Use Plan.

EXISTING CONDITIONS

Site Characteristics

The site consists of undeveloped tract of land that contains slopes and numerous critical environmental features (caves, sinkholes, rimrock, creek beds, etc.). The property has heavy concentrations of trees along the eastern property line, western property line, and floodplain areas.

Impervious Cover

The site is located over the Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, portions of the site are located in the 100-year floodplain.

Environmental**Outstanding Environmental Issues:**

- 1) Applicant requests an administrative approval of cut and fill up to eight feet is granted. **Administrative approval of cut and fill up to eight feet may be granted but is subject to Administrative Variance Authority. The staff has agreed that eight feet of cut and fill is permitted for construction of detention and water quality facilities. Except as otherwise provided, the Director of Watershed Protection and Development Review (WPDR) may approve an administrative variance for cut and fill between 4 feet and (up to) eight feet.**
- 2) Applicant requests to modify § 25-8-123(2)(a) so that tree surveys will be for protected trees and larger. **This request is not recommended because it is inferior to current code. All Ash Juniper trees with one stem of 8" or larger should be included on the tree survey. The applicant is required to conduct standard tree surveys for Ash Juniper (Cedar) trees with a single stem of 8 inches or greater.**
- 3) Applicant requests a variance from §25-7-32(C) requiring delineation of the flood plain and floodway. **The staff requires the applicant to comply with this section of the LDC. However, the staff will allow the floodplain delineation requirement to be deferred to the subdivision process.**

Information regarding the environmental issues for this site is reflected in the Environmental Memorandum from Sylvia Pope, dated May 26, 2004 (Exhibit "C").

This PUD case was presented to the Environmental Board on May 19, 2004. The Environmental Board recommended approval of the Ribelin Ranch PUD with staff conditions and additional Board conditions. The Environmental Board Motion is included as Exhibit "D".

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
RM 2222 (2002)	100'	48'	Major Arterial	28,000
McNeil Dr.	120'	2@24'	Collector	n.a.

The following is a response to the transportation-related variances requested for the PUD:

17. Sec. 25-2-411 (I)(5), requiring that the number of driveways be specified: **Variance is recommended.** The property is subject to the Hill Country Roadway Ordinance, which limits the development to two access points on RM 2222. Other streets serving the property are internal collection streets. The locations of these driveways can be determined at the time of site plan review.

33. Deferring the posting of fiscal surety for roadway improvements to the site plan:
Recommended, provided that the amount of fiscal is calculated as a percent of the cost, rather than a specific dollar amount. Since there is no specific plan to develop the property, the improvements will not likely be needed for a number of years. Deferral of the posting will allow for a more realistic calculation of the cost at the time the improvements are needed. The entire amount of fiscal required for this development should be posted prior to release of the first site plan for the property. **Note: The staff recommends this revised item, however the Law Department is still reviewing this modification request.**

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water Quality

Acceptance or approval of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

The applicant will comply with WQ issues at preliminary /final plat stage.

Water and Wastewater

In order to obtain City water and wastewater utility service, the landowner must obtain City approval of a Service Extension Request. As of this date, the City has not approved the Service extension Request and has not agreed to serve the site and each lot with City water and wastewater utilities.

The City should not approve the PUD zoning agreement and preliminary plan until the City has approved the Service Extension Requests and has agreed to serve the site and each lot with City water and wastewater utilities. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request and preliminary plan once the landowner obtains City approval of the Service Extension Request.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site

stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Drainage Construction

Please place the following note on the cover sheet of the plans: "Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers." The applicant will comply with all drainage issues at prelim/final plat stage.

Industrial Waste

No requirements at this time under Chapter 15-10 of the Austin City Code (Wastewater Regulations).

Parks & Recreation

The applicant shall meet Parkland Dedication Ordinance requirements by paying parkland fees.

Subdivision

Alteration No. 4 is RECOMMENDED WITH CONDITIONS as requested. Who will be allowed to utilize the development rights? What if the land has been sold to multiple buyers and they both want what is left but there is only enough to fulfill one request? What if a developed site wants to retain development rights left over for future improvements? Who is responsible for keeping track of the balance of what is left over? If transfers are allowed by LDC in this watershed, transfers may be utilized as allowed by LDC and in accordance with LDC requirements for transfers.

Note: This comment is no longer applicable. The applicant has modified this request to state that there will be 75% impervious cover allowed on Tracts 1A and 1B. Therefore there will not be transfers of development rights on the site.

Alteration No. 9 is POSSIBLE WITH CONDITIONS as requested. If the balance of the tract is not land locked, and has a minimum 50' of access to the right-of-way this could be recommended.

Note: The staff has agreed to this request with the following condition: At the time of subdivision, the applicant shall provide a 30-foot permanent access easement to Tracts 2A, 2B, and 2C, unless alternate access is provided.

Alteration No. 33, NOT RECOMMENDED. Once a subdivision is recorded, lots can be sold. The reason for fiscal surety is to guarantee that the road, w&w, etc. is constructed and that the City of Austin is not put in a position to pay for (and/or construct the infrastructure). Fiscal surety is the only guarantee that the City has for the roadway system. Fiscal must be posted prior to recording of any final plat in accordance with LDC requirements.

Note: The applicant has modified this request to apply to only off-site roadway improvements. The staff agrees with the applicant's request for this item based on the knowledge that this will only apply to off-site roadway improvements. However, the Law Department has stated that they would like to review the applicant's revision to this request before they agree to the conditions.

Site Plan

The following is a response to the site plan-related variances requested:

32. Sec. 25-2-1122, to allow the FAR in the Hill Country Corridor to be 0.30, with individual sites to be as high as 0.50: Recommend to deny. The Hill Country FAR standard is 0.25 on slopes of 15 percent or less; 0.10 on slopes of 15 to 25 percent; and 0.05 on slopes over 25 percent. The ordinance requires the FAR to be calculated for each site and does not allow FARs to be averaged over the corridor. Under Sec. 25-2-144, development under a PUD must be superior to what would occur under conventional regulations. **Note: The applicant removed the request for item #32 on 5/28/04.**

**REQUESTED ALTERATIONS TO THE LAND DEVELOPMENT CODE
RIBELIN RANCH**

June 3, 2004

1. A variance to § 25-1-21(98) which prohibits a site from crossing a public street or right-of-way.
Request Removed.
2. The definition of "site" in Section 25-1-21 (*Definitions*) is modified to provide that the land included within the geography boundaries of the entire PUD is a site. The PUD site includes areas within the PUD separated by a public street.
Request Removed.
3. Individual commercial and multi-family projects do not have to comply with §25-8-424(B). Impervious cover will be based on the overall level in the entire PUD. Development right allocations may be made between all areas of the PUD.
Request remains and provided that the developable area is allowed 75% impervious cover for each site.
4. All subdivision plat applications are allowed to utilize available development right allocations from any area of the PUD.
Request remains and provided that the developable area is allowed 75% impervious cover for each site.
5. Variance from § 25-8-425(B)(2) and (3) to not require concurrent platting or the transfer of all development intensity at the time so long as information about the transfer is placed on the tract being platted and in the restrictive covenant required by §25-8-425(B)(4).
Request remains. EV recommends. Staff recommends to ZAPCO.
6. A variance from the critical environmental feature buffer zone requirements of §25-8-281 (13) and (C) of the Land Development Code is hereby granted to permit fifty foot buffer zones from rim rock as specified on Appendix "A"; a seventy five foot set back from springs as specified on Appendix "A"; and fifty foot set backs from other critical environmental features except as otherwise noted on Appendix "A."
Request remains. Staff recommends to ZAPCO.
7. Administrative approval of cut and fill up to eight feet is granted.
Request was presented to EV, recommend to approve w/Conditions. Staff recommends to ZAPCO with conditions. Request remains but is modified to allow a) For 8' cut and fill for detention and water quality ponds is permitted; b) Administrative variances for all other cuts and fills greater than 4' and up to 8'.
8. Section 25-8-41 (*Planning Commission Variances*) is modified to authorize the Planning Commission to grant a variance to allow cut and fill on land in the PUD that exceed eight feet. A variance granted under this provision must be based on the criteria established in

Section 28-8-41.
Request removed.

9. Preliminary plans and final plats may occur in one or more phases or sections. A variance from §25-4-33 to permit preliminary plans and final plats which do not include the entirety of the original tract to be submitted and approved.
DW indicates "POSSIBLE WITH CONDITIONS". Staff recommends to ZAPCO as "POSSIBLE WITH CONDITIONS". Request remains with conditions of 30' access easement provided to tracts 2A, 2B, & 2C at the time of a commercial site plan or single-family subdivision. (I would prefer to provide this at site plan since the subdivision would not indicate the improvements of the property.)
10. Owner may convey either Preserve Area without platting and a variance from Chapter 25-4 of the Land Development Code is hereby granted to allow such conveyance without platting.
Request removed upon receipt of written clarification from Law Dept..
11. If a Preserve Area is platted, no preliminary or final subdivision application fee shall be charged for the acreage contained within the Conservation Area and a variance from §25-1-82 to allow that such a fee shall not be collected.
Request removed.
12. No parkland or fee shall be required in exchange for the grant of an easement for the construction and operation of a bike veloway in the Conservation Area. Chapter 25-4, Article 3, Division 5.
Request removed.
13. Neither Conservation Area shall be included in the calculation of any future filing fees.
Request removed.
14. A variance from §25-1-3 to provide that if a conflict occurs between this PUD and other ordinances, rules, or regulations, agreements, or restrictions, the requirements of this PUD control.
Request removed.
15. Pursuant to § 25-1-542, the terms of this PUD, including applicable water quality regulations, shall determine the life of a project or application filed within the PUD. The terms of this PUD shall be in effect for twenty years for any subdivision, site plan, or construction permit. A variance to § 25-2-423 to not require a filing of a re-zoning of the PUD if no application is filed within three years.
Variance to § 25-1-542 removed. Variance request to § 25-2-423 remains. Staff recommends to ZAPCO.
16. Amendments to the PUD land use plan described in §25-2-403(6) & (7) regarding the shifting of development intensity or amending of phasing shall be reviewed and approved administratively.

Request removed.

17. The requirements of § 25-2-411 (D)(1)(5) & (6) regarding the location of buildings and driveway cuts are deferred to the time of an application for a site development permit. Request remains. Staff recommends to ZAPCO.
18. Pursuant to §25-2-1105, a waiver to § 25-2-1023(A) to allow a vegetative buffer of seventy five feet along RR 2222. Request remains. EV recommends to approve.
19. Pursuant to §25-2-1105, a waiver to § 25-2-1025(a) to allow a natural area of twenty percent, excluding dedicated right-of-way, of the area of PUD within 1,000 feet of the existing right-of-way of RR 2222. Request remains. EV recommends to approve.
20. The requirements of the Hill country Roadway Ordinance are limited to the area within 1000 feet of the right-of-way of RR 2222 at the time of the approval of the PUD. Request removed.
21. Development within the PUD shall not trigger compatibility standards for any other land use within the PUD. Request removed.
22. The PUD is within a moderate intensity zone for purposes of the Hill Country Roadway Ordinance. Request removed.
23. By virtue of setting aside 240 acres, the PUD area within the Hill Country Roadway Corridor qualifies for a bonus under § 25-2-1128. Request removed.
24. Site plans within the 1000 foot Hill Country Ordinance Corridor shall be administratively reviewed and approved. §25-5-142(2). Request removed.
25. A transportation terminal is a permitted use within the PUD and no conditional use permit is required. Request remains. Staff recommends to ZAPCO.
26. Construction on slopes up to 25% is allowed. Request remains for §25-8-301 & §25-8-302. EV recommends to approve.
27. Modify § 25-8-123(2)(a) so that tree surveys will be for protected trees and larger. Request remains. Modified to allow for tree survey for juniper trees with a single trunk of

- 8" in diameter or greater as measured by City of Austin standards. All other tree survey requirements apply. Staff recommends w/conditions to EV. Ev recommends approval.
28. Mitigation for protected trees will be at a 50% replacement value.
Request remains. Modified to mitigation for Class I protected trees will be at 50% replacement value.
 29. Project signs along RR 2222 at McNeil and Ribelin Ranch Roadway.
Request removed.
 30. A variance from §25-7-32(C) requiring delineation of the flood plain and floodway is granted.
Request remains. Pending more discussion.
 31. Variance from Chapter 25-8, Subchapter B, Article 2 is granted.
Request remains. EV recommends to approve. Staff recommends to ZAPCO.
 32. The F.A.R. in the Hill Country Corridor area shall be .30; provided, however, that the F.A.R. on any one site within the Hill Country Corridor area may be .50 so long as the aggregate F.A.R. for the Hill Country Corridor does not exceed .30.
Request removed.
 33. The posting of any fiscal relating to roadway improvements shall be deferred so as to be a requirement for site plan release.
Request remains. Modified to apply to only off-site roadway improvements.
 34. Service Extension Requests 2337 and 2338 shall be effective for ten years.
Request remains. Not a part of the PUD application but is linked to SER approval.
 35. The filing fee for the PUD zoning application shall be refunded.
Request remains. Not a part of the PUD application.



INTEROFFICE MEMORANDUM

TO: Patrick Murphy, Environmental Officer
Jason Traweek, Environmental Reviewer
Michael Embesi, Environmental Reviewer

FROM: Sylvia Pope, Hydrogeologist

DATE: May 26, 2004

SUBJECT: Ribelin Ranch PUD, Environmental Components Summary, Zoning Case No. C812-04-0061

Location 747 Acre tract on the north side of RM 2222 between 3M property and City of Austin Balcones Canyonlands Preserve property. 428 acres in PUD application. Tract 1: Developable area of 184 acres out of 240 acres. Tract 1A and 1B: 240 acres to be preserved as Balcones Canyonlands Preserves to the west of Bull Creek. Tract 2: 319.71 acres to be sold to Travis County Balcones Canyonlands Preserves.
Watersheds: Bull Creek and West Bull Creek

Introduction

Ribelin Ranch representative, Robert Kleeman, met with City of Austin representatives in late 2003 and early 2004 to discuss plans for a PUD application on the Ribelin Ranch property. On February 4, 2004, documents pertaining to the concept land use plan and geologic assessments of the 240-acre development tract were provided to the City of Austin. In February 2002, the U.S. Fish and Wildlife Service (USFWS) issued a 10(a) permit for development of 184 acres.

Initial Site Investigation by City of Austin

- Six site visits occurred on February 10, 11, 12, 17, 18 and March 1, 2004. Four additional site visits occurred in April and May 2004.
- City staff inspected the 12 features identified in the uplands area and portions of the canyons adjacent to the development area. Two of the features were found not to be CEFs. These features were reported in geologic assessments conducted to identify endangered karst invertebrate species habitat on Ribelin Ranch.
- City staff found 3 upland features and 9 canyon features during initial site visits. The canyon areas had not been investigated during ecological surveys conducted for the

USFWS 10 (a) permit application. We assumed that the canyonheads contained many more potential seeps, springs and rimrock.

- GPS locations of features shown on aerial photos by aci, inc. did not always match those shown on the land use plan.

Following the initial site investigation; a preliminary evaluation of the CEFs, the applicant's proposed setbacks and City recommendations on environmental concerns was drafted (see Preliminary Evaluation of CEFs and Proposed Setbacks, Ribelin Ranch, Bull Creek and West Bull Creek Watersheds, February 23, 2004.)

Recommendations to applicant to conduct additional evaluation

- Complete an Environmental Assessment that includes the canyon areas adjacent to the development area or establish an additional 150-foot wide upslope buffer adjacent to the preserve areas proposed for the canyons.
- Hand excavate feature COA 1 to determine if it is a recharge feature.
- Survey the locations of all potential Critical Environmental Features.

Results of additional evaluation

- Ribelin Ranch representatives completed an environmental assessment of the canyon areas in March and the new environmental assessment and a new land use plan were submitted to the City on April 9, 2004.
- The new assessment included 39 additional features (seeps, springs and canyonhead rimrock). Significant canyonhead rimrocks, springs and shelter caves were identified, photographed and surveyed.
- None of the City-identified features were hand excavated.
- The land use plan was updated to include the surveyed locations of all potential CEFs.
- Buffers were proposed for all of the canyonhead CEFs and several of the upland recharge feature CEFs.

City staff requested site access to inspect the newly identified CEFs in the canyonhead areas and to evaluate proposed CEF buffers. Site visits took place on April 28 and May 6, 2004 in the company of aci, inc. staff.

Following the site visits, City and applicant representatives agreed upon establishing CEF buffers for all 39 canyonhead features and 4 upland recharge features.

Recommendations for environmental components of the PUD application were also discussed during meetings and site visits. A summary of the recommendations adopted by Ribelin Ranch representatives for the PUD is as follows.

Recommendations to be incorporated in the Ribelin Ranch PUD agreement

- A fence will be constructed at the outer boundary of each CEF buffer or the preserve boundary upslope of CEF buffers. An access gate will be provided. The fence shall be a minimum height of 8 feet and shall be constructed according to the specifications of the Balcones Canyonlands Preserve program of Travis County or the City of Austin.
- Landowners will maintain the native vegetation and periodically remove the trash from the upland CEF buffers.
- Upland recharge features that are not considered CEFs will be backfilled with 2 to 3-inch diameter cobble prior to the initiation of construction.
- Each CEF and buffer will be shown on the PUD plan, the preliminary plan, plats, site plans and construction plans.
- No single family residential, multi-family residential, commercial, office or retail lots shall encroach into the preserve areas or the CEF buffers established for the canyonheads.
- Water quality BMPs shall not drain directly to canyonheads but should drain to areas where overland sheet flow may be maintained. Level spreaders or similar structures will be provided at outfall locations.
- Water quality BMPs shall meet or exceed current Land Development Code criteria.
- Utility infrastructure construction will be restricted to existing easements or to one crossing of Bull Creek. No infrastructure construction will occur within a CEF buffer.
- Wastewater and stormwater utility lines will be constructed with flow retards or flowable fill backfill around manholes as a means of preventing interception of subsurface flow to canyon springs.
- No automotive retail uses (gas station, repair or sales) except for the distribution and sale of alternative fuels (such as hydrogen, ethanol, etc.) will be allowed within the PUD.
- Concrete will be used for all paved surfaces except for public roadways.
- An Integrated Pest Management plan will be required for all PUD development.
- All disturbed areas shall be revegetated using native vegetation per Standard Specification 609S.
- Landscape design shall follow Hill Country standards for commercial, multi-family and office tracts and shall utilize native plants.
- Critical Environmental Feature (CEF) buffers will be provided for all springs, canyon rimrocks and several upland recharge features. Table 1 provides a list of all CEFs and buffers.
- An education program shall be provided for all single family residential landowners. This shall include the IPM plan and a Grow Green information packet.
- Homebuilders are required to install landscaping of native plants and drought-tolerant grasses for lawns (such as buffalo grass or zoysia).
- Voids encountered during construction will be mitigated per the standard City of Austin process. Void mitigation plans will be prepared and sealed by a Texas professional engineer.

Environmental Summary

The Ribelin Ranch PUD application represents a balance of environmental protection with land development considerations. The preservation of over 550 acres of endangered species habitat will also benefit water quality in Bull Creek. The buffers for Critical Environmental Features established in the canyonheads of Bull Creek and West Bull Creek will reduce the impacts of development by preventing erosion, flooding and water quality degradation. These factors, in combination with other environmental considerations, should result in a development that is beneficial to the Austin community.

TABLE 1. Critical Environmental Feature Buffers
Ribelin Ranch PUD

Feature ID No.	Name	Natural Catchment dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
5		25 x 35 x 80 x 120	100 to 125' upslope; 75' west sideslope for 5a and 50' downslope and sideslope for 5a and 5b	100 to 125' upslope; 50 to 75' side and downslope
7		50 x 50 x 150 x 50	150' upslope; 50' side and downslope	150' upslope; 50' side and downslope
8	Jungle Root Cave	25 x 150 x 50 x 25	150' upslope; 75' side and downslope; combined with F9 buffer	150' upslope; 75' side and downslope; combined with F9 buffer
9	Oval Entrance Cave	10 x 25 x 130 x 75	150' upslope; 75' side and downslope; combined with F8 buffer	150' upslope; 75' side and downslope; combined with F8 buffer
Features- new EA	Type	Feature dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
15	rimrock	10' ht x 453' L	60-foot upslope	60'
17	rimrock	15' ht x 288' L	65 to 125-foot upslope	65' to 125'
18	spring		150-foot radius	125 to 200'
19	rimrock	11' ht x 102' L	150-foot upslope	300'
20	rimrock	10' ht x 140' L	150-foot upslope	350'
21	rimrock	7' ht x 143' L	150-foot upslope	280'
22	rimrock	13' ht x 56' L	150-foot upslope	220'
23	seep		150-foot radius	180'
25	rimrock	7' ht x 115' L	150-foot upslope	150'
26	rimrock	6' ht x 95' L	150-foot upslope	200'
27	spring		150-foot radius	280 to 430'
28	rimrock	20' ht x 56' L	150-foot upslope	300 to 390'
30	rimrock	7' ht x 98' L	150-foot upslope	260'
31	spring		150-foot radius	75' offsite to 240' onsite
32	rimrock	20' ht x 120' L	100-foot upslope	100'
33	seep	mesic veg, abundant Spanish moss	150-foot radius	150'
34	seep		150-foot radius	150'
35	rimrock	14' ht x 748' L	100-foot upslope	100'
36	spring		150-foot radius	150'

Features- new EA	Type	Feature dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
37	seep		150-foot radius	in utility easement under powerlines
38	seeps (along F-35)		150-foot radius	in utility easement under powerlines
39	seep		150-foot radius	120' to powerline easement
40	spring		150-foot radius	150'
41	rimrock	16' ht x 550' L	100-feet upslope	100'
42	spring		150-foot radius	150'
43	spring (aka COA-3)		150-foot radius	150'
44	rimrock	6' ht x 102' L	100-feet upslope	100'
45	rimrock	8' ht x 101' L	100-feet upslope	100'
46	rimrock	4.5' ht x 121' L	100-feet upslope	100'
47	spring		150-foot radius	150'
48	rimrock	10' ht x 198' L	100-feet upslope	100'
49	spring		150-foot radius	150'
50	seep		150-foot radius	150'
51	spring		150-foot radius	150'
52	seep	under shelter cave	150-foot radius	150'
53	rimrock	6' ht x 211' L	100-feet upslope	100'



ENVIRONMENTAL BOARD MOTION 051904-C1

Date: May 19, 2004

Subject: Ribelin Ranch PUD

Motioned By: Phil Moncada

Seconded By: Bill Curra

Recommendation

The Environmental Board recommends **conditional approval** of the Ribelin Ranch PUD Agreement with attached staff recommended conditions and those currently being negotiated by staff.

Staff conditions:

- A fence will be constructed at the outer boundary of each CEF buffer or the preserve boundary upslope of CEF buffers. An access gate will be provided. The fence shall be a minimum height of 8 feet and shall be constructed according to the specifications of the Balcones Canyonlands Preserve program of Travis County or the City of Austin.
- Landowners will maintain the native vegetation and periodically remove the trash from the upland CEF buffers.
- Upland recharge features that are not considered CEFs will be backfilled with 2 to 3-inch diameter cobble prior to the initiation of construction.
- Each CEF and buffer will be shown on the PUD plan, the preliminary plan, plats, site plans and construction plans.
- No single-family residential, multi-family residential, commercial, office or retail lots shall encroach into the preserve areas or the CEF buffers established for the canyonheads.
- Water quality BMPs shall not drain directly to canyonheads but should drain to areas where overland sheet flow may be maintained. Level spreaders or similar structures will be provided at outfall locations.
- Water quality BMPs shall meet or exceed current Land Development Code criteria.
- Utility infrastructure construction will be restricted to existing easements or to one crossing of Bull Creek. No infrastructure construction will occur within a CEF buffer.
- Wastewater and stormwater utility lines will be constructed with flow retards or flowable fill backfill around manholes as a means of preventing interception of subsurface flow to canyon springs.

Continued on back

- No automotive retail uses (gas station, repair or sales) except for the distribution and sale of alternative fuels (such as hydrogen, ethanol, etc.) will be allowed within the PUD.
- Concrete will be used for all paved surfaces except for public roadways.
- An Integrated Pest Management plan will be required for all PUD development.
- All disturbed areas shall be revegetated using native vegetation per Standard Specification 609S.
- Landscape design shall follow Hill Country standards for commercial, multi-family and office tracts and shall utilize native plants.
- Critical Environmental Feature (CEF) buffers will be provided for all springs, canyon rimrocks and several upland recharge features. Table 1 provides a list of all CEFs and buffers.
- An education program shall be provided for all single family residential landowners. This shall include the IPM plan and a Grow Green information packet.
- Homebuilders are required to install landscaping of native plants and drought-tolerant grasses for lawns (such as buffalo grass or zoysia).
- Voids encountered during construction will be mitigated per the standard City of Austin process. Void mitigation plans will be prepared and sealed by a Texas professional engineer.

Environmental Board Conditions:

The Board would encourage the use of pervious pavement where applicable and appropriate and based on geological or soils condition with regard to recharge features.

Rationale

The agreement will provide significant enhancements to increasing BCP lands and creating contiguous corridor for wildlife.

Vote 7-0-0-1

For: Ascot, Anderson, Curra, Holder, Maxwell, Moncada, Riley

Against: None

Abstain: None

Absent: Leffingwell,

Approved By:

Lee Leffingwell, Chair



M E M O R A N D U M

To: Sherry Gager, Case Manager
 Neighborhood Planning and Zoning Department

From: George Zapalac
 Watershed Protection and Development Review Department

Date: May 19, 2004

Subject: Ribelin Ranch
 C814-04-0061
 Traffic Impact Analysis

The following are staff comments on the traffic impact analysis for Ribelin Ranch prepared by John F. Hickman and Associates and dated April 23, 2004.

TRIP GENERATION

Ribelin Ranch is located near the intersection of RM 2222 and McNeil Rd. and consists of 747 acres, of which 188 are proposed for development. The assumed build-out of the project is the year 2020.

The TIA assumed that the development would consist of the mixed land uses listed in Table 1. Based on the standard trip generation rates established by the Institute of Transportation Engineers, the development will generate approximately 24,168 unadjusted daily trips. The adjusted site trips, excluding the internal capture and pass-by trips, are summarized in Table 1.

Land Use	Size	Daily Trips	AM Peak	PM Peak
General Office	1,000,000 s.f.	5,905	1,022	882
Convenience with Gas Pumps	3,500 s.f.	954	49	62
Retail	50,000 s.f.	2,488	57	217
Multi-family Residential	950 units	5,073	399	424
Residential Condominium	300 units	1,413	106	139
Park and Ride	350 spaces	1,156	229	158
TOTAL		16,989	1,862	1,882

ASSUMPTIONS

A growth rate was developed using roadway traffic volume trends and CAMPO forecasts, which resulted in a 1.68% compounded average annual growth rate. To this was added traffic from 16 other approved but unbuilt projects which will contribute traffic to RM 2222 between RM 620 and Loop 360. Adjustments were made to account for internal capture (vehicles which would visit more than one of the land uses in the development) and pass-by trips (vehicles which already use RM 2222 during the peak periods and would stop at the Ribelin development before continuing their trips).

EXISTING AND PROPOSED ROADWAYS

RM 2222 currently exists as a 4-lane undivided major arterial adjacent to the site. The Austin Metropolitan Area Transportation Plan (AMATP) calls for widening to a 4-lane divided roadway by 2025, which could include either a raised median or a center two-way left-turn lane. Construction is scheduled to begin in 2004 on a continuous left-turn lane along RM 2222 from RM 620 to River Place Blvd., and a similar left-turn lane already exists between River Place Blvd. and McNeil Dr. west of the site.

McNeil Dr. exists as a 4-lane divided collector street at the site's southern boundary and will provide major access to the project.

Ribelin Ranch Rd. is a proposed collector street which will intersect RM 2222 east of McNeil and extend through the site to an intersection with McNeil. It will also provide access to the adjacent property to the east.

Loop 360 is a 4-lane divided major arterial. It is currently being considered as a candidate for upgrading to a toll facility through the Central Texas Regional Mobility Authority.

RM 620 currently exists as a 4-lane major arterial with a continuous left-turn lane. In the AMATP it is recommended to be upgraded by 2025 to a 6-lane expressway between Quinlan Park Rd. and Anderson Mill Rd.

Bullick Hollw Rd. exists as a two-lane undivided minor arterial. No expansion of the road is called for in the AMATP, but the CAMPO plan classifies it as a 4-lane minor arterial.

River Place Blvd. is a 4-lane divided minor arterial which intersects RM 2222 west of Ribelin Ranch. No upgrading of this facility is presently proposed.

TRAFFIC ANALYSIS

The impact of site traffic on the area roadways was analyzed for build-out conditions in 2020. Because of the long-term build-out, significant increases in background traffic from other approved projects, and limited roadway capacity, all affected intersections were projected to operate at Level of Service F in 2020, with or without traffic from the site, even after additional

turning lanes were added at the access points to the project. Lengthy delays averaging from 1 to over 7 minutes per vehicle were projected at every intersection.

The applicant then analyzed another scenario with a 6-lane divided roadway on RM 2222. Some improvement in service levels was achieved in this scenario, although several intersections still operated at Level of Service F with delays of up to nearly 5 minutes per vehicle in some cases. The 6-lane divided roadway would require an amendment to the Austin Metropolitan Area Transportation Plan. Existing and projected levels of service under both scenarios are indicated in Table 2.

Intersection	Existing 2004		2020 w. turn lanes		2020 w. 6 lanes	
	AM	PM	AM	PM	AM	PM
RM 2222 & RM 620	F	D	F	F	F	F
RM 2222 & River Place Blvd.	F	D	F	F	F	F
RM 2222 & McNeil	B	B	F	F	D	F
RM 2222 & Ribelin Ranch Rd.	N.A.	N.A.	F	F	C	E
RM 2222 & Loop 360 west side	E	C	F	F	D	F
RM 2222 & Loop 360 east side	C	F	F	F	F	F

The TIA confirms the conclusions of a 1998 City of Austin study of the RM 2222 corridor: in the long term there is insufficient capacity in the corridor to accommodate all the traffic from projects which have already been approved, assuming that they develop to their maximum intensity.

In the TIA the entire project was assumed to be developed in one phase. Since that time, the applicant has proposed to reduce the intensity of the project slightly (to 15,000 adjusted trips per day) and to phase the development. Due to the time constraints under which this case is being processed, the applicant has not prepared an evaluation of the reduced intensity and the interim phases.

The applicant is proposing to set aside 10 acres of the site for a park-and-ride facility, which could help intercept inbound traffic on RM 2222 in the AM peak and reduce its impact on other intersections. However, at this time Capital Metro has not committed to developing a facility at this location.

RECOMMENDATIONS

If the zoning is approved, the following conditions should apply:

1. Prior to the approval of any final subdivision plat or site plan on the property, the applicant should dedicate up to 57 feet of right-of-way from the centerline of RM 2222 in accordance with the Austin Metropolitan Area Transportation Plan. Additional right-of-way may be required in the future with the subdivision or site plan if the AMATP is amended to provide for a 6-lane divided facility on RM 2222.

2. Prior to the approval of any subdivision plat or site plan on the property, the developer should post fiscal surety for the Phase 1 improvements identified in Table 3 below.
3. Development should be limited to no more than 5,000 adjusted trips per day until the developer constructs Ribelin Ranch Blvd. as a 4-lane divided road between RM 2222 and McNeil Rd. and posts fiscal surety for the Phase 2 improvements identified in Table 3 below.
4. Development should be limited to no more than 10,000 adjusted trips per day unless the Austin Metropolitan Area Transportation Plan is amended to include RM 2222 as a 6-lane divided major arterial or funds are approved for construction of such a facility.
5. Development should be limited to no more than 15,000 adjusted trips per day at full build-out of the project.
6. Improvements on State highways are subject to approval and verification of costs by the Texas Department of Transportation.

Table 3. Traffic Improvements					
Phase	Location	Improvement	Total Cost	Applicant's Share	Applicant's Cost
1	RM 2222 & RM 620	NB & SB Right Turn Lanes; EB Left Turn Lane	\$107,150	7.01%	\$7,511
1	RM 2222 & McNeil	Restripe for Shared SB Left Turn-Right Turn Lane	1,000	65.40%	654
2	RM 2222 & Ribelin Ranch	Traffic Signal	82,500	84.70%	69,878
		Center Turn Lane	425,041	84.62%	360,010
		WB Right Turn Lane	227,406	90.69%	206,235
	TOTAL				\$644,288

Please contact me at 974-2725 if you have any questions.

George Zapalac
Watershed Protection and Development Review

cc: John Hickman

Ribelin Ranch Proposed Planned Unit Development Timeline

April 2, 2004 - Annexation Application Filed

April 15, 2004 - Request for Council Action to Set Dates for Limited Purpose Annexation Hearings

April 26, 2004 - Zoning Application Filed

May 6, 2004 - 1st Limited Purpose Annexation Public Hearing

May 13, 2004- 2nd Limited Purpose Annexation Public Hearing

May 19, 2004 - Environmental Board Hearing

June 1, 2004 - Zoning & Platting Commission Public Hearing

June 2, 2004 – Water and Wastewater Commission Hearing on Proposed SER's

June 10, 2004 - City Council 1st Public Hearing on PUD Zoning and Annexation

June 17, 2004 - City Council 2nd and 3rd Readings on PUD Zoning and Annexation

June 22, 2004 - Possible Travis County Commissioner's Court Meeting

June 24, 2004 - City Council Hearing on Proposed SER's

June 25, 2004 - Travis County's Last Date for Purchase of 320 acre Tract into the Balcones Canyonland Preserve Area

Alice Glasco, Director
Neighborhood Planning and Zoning
Telephone number: 512-974-6589
Fax number: 512-974-2269

**REQUESTED ALTERATIONS TO THE LAND DEVELOPMENT CODE
RIBELIN RANCH**

June 3, 2004

1. Individual commercial and multi-family projects do not have to comply with §25-8-424. Impervious cover will be based on the overall level in the entire PUD. Developable area is allowed 75% impervious cover.
2. Variance from § 25-8-425(B)(2) and (3) to not require concurrent platting or the transfer of all development intensity at the time so long as information about the transfer is placed on the tract being platted and in the restrictive covenant required by §25-8-425(B)(4).
3. A variance from the critical environmental feature buffer zone requirements of §25-8-281 (13) and (C) of the Land Development Code is hereby granted to permit fifty foot buffer zones from rim rock as specified on Appendix "A"; a seventy five foot set back from springs as specified on Appendix "A"; and fifty foot set backs from other critical environmental features except as otherwise noted on Appendix "A."
4. A variance from Sections 25-8-341 and 342 to allow eight foot cut and fill for detention and water quality ponds and to authorize administrative variances for all other cuts and fills greater than four feet and up to eight feet.
5. A variance from §25-4-33 to permit preliminary plans and final plats which do not include the entirety of the original tract to be submitted and approved.
6. Owner may convey either Preserve Area without platting and a variance from Section 25-4-33 of the Land Development Code is hereby granted to allow such conveyance without platting.
7. A variance to § 25-2-423 to not require a filing of a re-zoning of the PUD if no application is filed within three years.
8. The requirements of § 25-2-411 (I)(1)(5) & (6) regarding the location of buildings and driveway cuts are deferred to the time of an application for a site development permit.
9. Pursuant to §25-2-1105, a waiver to § 25-2-1023(A) to allow a vegetative buffer of seventy five feet along RR 2222.

10. Pursuant to §25-2-1105, a waiver to § 25-2-1025(a) to allow a natural area of twenty percent, excluding dedicated right-of-way, of the area of PUD within 1,000 feet of the existing right-of-way of RR 2222.
11. A variance from Section 25-2-491 and 25-5-142(1) to allow a transportation terminal as a permitted use within the PUD and no conditional use permit is required.
12. A variance to Section 25-8-302(B)(1) to allow construction on slopes up to 25% within Tract 1A and 1B.
13. Modify § 25-8-123(2)(a) so that tree surveys do not need to include juniper trees with a single trunk of 8" in diameter as measured by City of Austin standards.
14. Mitigation for Class I protected trees will be at a 50% replacement value.
15. A variance from §25-7-32(C) requiring delineation of the flood plain and floodway is granted.
16. Variance from Chapter 25-8, Subchapter B, Article 2 is granted.
17. The posting of any fiscal relating to off site roadway improvements identified in the TIA shall be deferred so as to be a requirement for site plan release.
18. The filing fee for the PUD zoning application shall be refunded.